

Capitol Planning Commission Meeting Minutes July 21, 2010

10:00am – 12:00 Noon
Public Safety Building, Room 125
215 E. 7th Street (Capitol Complex)
Des Moines, Iowa

Capitol Planning Members Present

Brice Oakley, Chair	Ray Walton	Molly Clause
Cathy Brown, Vice Chair (via phone)	Rep. Ralph Watts	Elizabeth Isaacson
	Scott Brown	Carl Voss

Capitol Planning Members Absent

Senator Matt McCoy	Senator Ron Wieck	Rep. Ako Abdul-Samad
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Dept. of Administrative Services (DAS) Staff Present for all or a portion of the meeting

Dean Ibsen, DAS, General Services Enterprise, Vertical Infrastructure Program
Patricia Lantz, DAS, General Services Enterprise, COO
Nancy Williams, DAS, General Services Enterprise
Rob Fulton, DAS, General Services Enterprise
Tera Granger, DAS, Marketing
Nick Smith, DAS, General Services Enterprise, Vertical Infrastructure Program
Robert Bailey, DAS, Marketing

Others Present for All or Portions of the Meeting

Courtney Greene, DPS
Chet Guinn, Peace Monument Committee
Erin Mullenix, HSEMD
Richard Lee, WHO Radio
Erin Olson-Douglas, City of Des Moines
Tim Lane, Public Health (Retired)

Summary of Proceedings

Call to Order and Introductions

The meeting was called to order at 10:00 a.m.

Meeting Overview and Approval of Agenda – Action Item

Motion to approve the agenda.

MOTION: Without objection, agenda approved as submitted.

Approval of Meeting Minutes for January 7, 2010 Meeting

Motion to approve the minutes.

MOTION: Without objection, with the confirmation as mentioned above, the minutes are approved.

Request for Comments during the Meeting

Chairman Brice Oakley outlined the procedures for receiving questions and comments during the meeting.

Director's Report

Director Walton reported on DAS activities.

Staff Reports

Wallace Parking Deck

Capitol Complex Lighting

Street lights

West Capitol Terrace and Row House

IUB/OCA Building

Capitol Complex Events

Peace Officer's Memorial

Voyage Exhibition

Cosmic Seed Sculpture

Process for Monument Review

Comments and Discussion

FY2012 Infrastructure Funding Requests

The department's draft Infrastructure Funding Requests and Five-Year Plan were discussed.

City Planning Issues

City planning activities in the vicinity of the Capitol Complex were reviewed.

Other Business

Minutes of Proceedings

Call to Order and Introductions

The meeting was called to order at 10:00 a.m.

The meeting was called to order by Chairman Brice Oakley at 10:00 a.m., followed by roll call and introductions.

Meeting Overview and Approval of Agenda – Action Item

Motion to approve the agenda.

MOTION: Without objection, agenda approved as submitted.

Approval of Meeting Minutes for January 7, 2010 Meeting

Motion to approve the minutes.

Commissioner Clause asked for clarification (Page 5) 2011 is the Capitol's sesquicentennial (which is 150 years) – what year are we using? From the completion of the Capitol (1896) is one hundred twenty-five years which would be the quasiquicentennial. Staff will confirm and respond to the Commission.

MOTION: Without objection, with the confirmation as mentioned above, the minutes are approved.

Request for Comments during the Meeting

Chairman Brice Oakley outlined the procedures for receiving questions and comments during the meeting.

Chairman Oakley reappointed the Master Plan Committee (Scott Brown, Elizabeth Isaacson and Molly Clause) noting the Committee will facilitate any Master Plan issues which may come up.

The *Des Moines Register* has been publishing articles about Des Moines and Central Iowa as an area of continued improvement, economic development and cultural development. Chairman Oakley approached the *Des Moines Register* to determine their interest in an article on the role of the Capitol as we see it in our Master Plan and the overall development over the coming years. They are interested and we will be working on that together.

Director's Report

Director Walton reported on DAS activities.

In the last few months DAS has spent a considerable amount of time processing the necessary paperwork for all of the retirees. Gravel parking lot # 17 (North of Des Moines Street & IWD) has been a difficult lot for both employees and grounds staff for many years. Recently Patricia Lantz and her staff in GSE figured out an inexpensive way to put a hard surface on the lot which, although not a permanent solution, is going to last a number of years and make the lot much more user friendly. Capitol west exterior is in the process of a "window restoration" renovation and the first floor rotunda opening will be in-filled with glass blocks prior to Session. In-filling the space will bring it back to the Capitol's original state and will also help with air circulation and noise in the rotunda. As part of this project, the hand-rail on second floor was raised to 44" to meet current code and electric connections were added.

Staff Reports

Wallace Parking Deck

The parking deck has been removed and we are in the process of resurfacing the lower area into an exterior parking lot of approximately 40 spaces. We expect this project to be completed by mid-August. Exiting from the 2nd floor (main level of the building); we have added additional walkways and a stairway coming down. Keeping in mind that the building may not be there in five years, we have done the work as inexpensively as possible. This is a great improvement for the building tenants.

Capitol Complex Lighting

The Capitol currently has high pressure sodium lighting (yellow), which many will argue is the most appropriate color for the Capitol building because of the historical character of the building and the color we have most places on the Capitol Complex. When the West Capitol Terrace was installed we changed the theme to metal halide (white), which follows the lighting the City of Des Moines has installed on East Locust Street. Last year DAS and RDG performed a 'lighting test' on the Capitol to look at LED lighting (also white). (Slides presented to the Committee showing the Capitol with each lighting color). Representative Watts stated he preferred the amber tone lights versus the stark white from the LED lights. Molly Clause stated she also preferred the amber tones; however, did like the ability to see additional details of the Capitol of the Capitol building with the white lights. Mr. Ibsen advised there is no funding at this time and no decisions have been made.

Street lights

Due to the age and condition of many street lights on Complex, DAS is replacing/repairing them at the current time. Rob Fulton advised the infrastructure of the current lighting system was installed in the 1950s and 1960s with direct burial poles, which were nothing more than a pole in the ground with an opening in it for the wire to come out. In order for the lights to be repaired, staff must dig down the side of the pole and re-wire them noting electricians are having a hard time keeping all of the lights working.

Mr. Ibsen advised the high pressure sodium lights would be the most effective lighting and meets the Iowa Utility Board standards. The direction we are leaning right now is to install high pressure sodium lights on historic poles with cobra heads as we have on the City streets. Chairman Oakley noted he didn't like cobra heads, believed they were out of context for the Capitol Complex and advised if there was a way to achieve a more appropriate historical light, yet functional, he would be inclined to do that. Scott Brown stated he would hope we could find an aesthetically pleasing solution. Mr. Ibsen advised DAS would be making decisions before the next scheduled Capitol Planning Commission meeting and would work directly with the Master Plan Committee on this project.

West Capitol Terrace and Row House

Mr. Ibsen advised we have maintained a pile of dirt from the new Community College Building which will at some future time, be used as fill when the two buildings have been removed. DAS does not currently have a plan for the two buildings but noted we are probably going to offer them to be relocated. Mr. Ibsen stated he would argue not to tear the old Community College Building down until we have plans for the Row House because somebody may be interested in purchasing both buildings. Additionally, if we tear down the old Community College Building we are not sure what the façade on the west side is going to look like so there would be some expense associated with that. It is on hold for the time being; we hope early next year we will have some direction. You could consider the WCT is finished for the time being until we figure out the piece with the Row House/Community College Building.

IUB/OCA Building

Because of the weather (snow and rain), the substantial completion date has moved from October 1st to November 1st. We are currently working on furniture selections. Dedication Ceremony – IUB/OCA staff (Judi Cooper) is working on that and it will be a future agenda item.

Public art display for the IUB/OCA Building - Mr. Ibsen stated the design is in place and construction documents have been completed. The artists are planning to ship the piece in September and do the installation in September. Chairman Oakley asked to consider a walk-through at the October meeting since the building would be substantially completed. Mr. Ibsen stated there have been no cost changes based on the delays noting change orders have been less than 1%. We are getting some ARRA money (stimulus money) for the photovoltaic panels on the roof. The original design was for three levels of panels, we were planning for two levels of panels (two rows of panels on the roof vs. three) because of cost. Because of ARRA money, we have now pulled the panels out of the project and will re-bid for three levels of panels (each section of roof will have three rows of panels). This will be about 12-1/2 % of their total power consumption.

Capitol Complex Events

Nancy Williams advised in 2010 to date over 200 events have been scheduled in the public areas inside the Capitol, 80+ in the Wallace Auditorium and Atrium and thirteen weddings have either taken place or scheduled yet this year for the Capitol Grounds. Outside events include Yankee Doodle Pops (over 100,000 attendees again this year), Asian Festival (30,000 attendees), Music Under the Stars (Sunday evenings in the Summer), various Memorial Day events, Hoopin' at the Dome (Basketball Games Lot 12 & 16), MS Walk, Heart Walk, Orchard Place Run, Des Moines Hunger Hike, Race for the Cure (2nd largest Race for the Cure in the US in 2009), Governor's Cup Race, DM Bicycling Club Bike Race, Iowa State Fair Parade (over 200 entries) and State Fair parking, Homeless Stand-down (on complex for three days serving the homeless veterans), Habitat for Humanity completed their 5th house build on the Capitol Complex in 2010, various rallies, press events and assorted other events.

Chairman Oakley stated this is a lot of exposure and usage of the Capitol Complex and as we move forward and provide a more inviting place all the time, people's use will increase. We can take great satisfaction in our work that people are using this space and using it well with a variety of non-profit organizations being able to raise funds and provide some kind of services and exposure. It is just a real contribution the State of Iowa gives back to the community.

Site Features Committee

Peace Officer's Memorial

Director Walton advised the Peace Officer's Monument is currently located north of the Lucas Building; the Master Plan shows this as the future site of a building. Courtney Greene, Public Information Bureau Chief for the Department of Public Safety is a member of the Peace Officer Memorial Committee which receives the applications from law enforcement across the state and determines which officers who have died in the line of duty are added to the Iowa Peace Officer Memorial. Ms. Greene gave a short Power Point presentation to the Commission outlining the current location and the proposed new location just east of the DPS Building. The proposed new

location can be lighted, has several walkways and is close to Court Avenue with easy public accessibility. The Committee is working on the Site Features Application, having completed the items suggested by DAS. The preliminary estimate to move the monument is \$25,000 to \$30,000 which includes moving the monument, concrete and brick work, landscaping, lighting and site restoration of the current location. Funding is being sought from the Sheriff's Association and the Iowa Police Chief's Association.

Chairman Oakley stated one of the issues for the Site Features Committee is whether or not some maintenance endowment would be recommended as part of the fundraising, usually 10% of some number. DAS may be able to provide a dollar amount based upon experience with other monuments on Complex. Molly Clause noted during the Master Plan work the Peace Officer's Monument was discussed, the Master Plan recommended the Peace Officers Monument be relocated to the DPS Building. Chairman Oakley advised the application should be submitted, the Site Features Committee will review and bring to the October 20, 2010 meeting for discussion and possible action.

Voyage Exhibition

Chairman Oakley advised he talked to Dr. Goldstein about the Voyage Exhibition some time ago, noting the Commission would be willing to have it located here even without the education component funding. Director Walton advised he felt it is very unlikely this exhibition will be located at the Capitol Complex.

Cosmic Seed Sculpture

Director Walton received an e-mail from an interested citizen who had heard the Wallace Building was going to be demolished at some point and thought this sculpture was misplaced initially and didn't belong where it is since it disappears against the white concrete block wall. They suggested the sculpture be placed in the northwest corner of the West Capitol Terrace where it would be more prominent and visible. Director Walton has asked the Site Features Committee to take a look at this sculpture since it will need to be relocated at a future date. Chairman Oakley advised he would send to the Site Features Committee and ask for recommendations about what would be involved in moving the sculpture, costs, suggested locations. The Commission will then determine a time frame for making a decision.

Scott Brown advised the monument was intended to compliment the new state Agriculture Building, and perhaps some thought should be given to keeping it with the Department of Agriculture.

Process for Monument Review

Scott Brown advised in the May 1, 2010 edition of the Des Moines Register there was quite an article about John Kasson and now he sees a map of the area which has no mention of Kasson Drive or Kasson Plaza. Mr. Brown stated part of our duty as Commissioners is to protect the history of the Capitol Complex; we want to make sure that name doesn't disappear completely in future maps, etc. The Capitol Planning Commission needs to somehow make sure that we continue to devote some part of this area to Mr. Kasson.

Scott Brown noted the WWII Monument is different from many other monuments on Complex in that there is a lot of writing, a lot of information contained therein. If something should happen to that monument (i.e. vandalism, etc.) would DAS have the ability to fix the damage? Mr. Brown asked for a presentation regarding plans DAS has currently to facilitate reconstruction of the monument should anything happen to it. Mr. Brown advised the WWII Monument has copies of personal letters, copies of military orders and other things that meant a lot to the men that served on the committee who put it together and I am not sure anyone has copies of these items so they could be reproduced in some way. Mr. Ibsen advised DAS has information on a number of the monuments noting we can talk about this at the October meeting.

Comments and Discussion

Rev. Chet Guinn stated the Lincoln and Tad Monument was due largely to a Methodist minister by the name of John Clinton who lived in a house on Cottage Grove here in Des Moines. Rev. Guinn brought to the meeting a time capsule-type item, which says on it that it is a duplicate of the time capsule in the Lincoln & Tad Monument and it has a list of the 5,357 givers believed to be largely grade school students. Chairman Oakley took the item, noting DAS will take it to the Historical Building, and he asked Rev. Guinn to write a letter explaining how he found the item.

Tim Lane, spokesperson for the Iowa Association of Health Physical Education Recreation group proposed that a boulder, roughly waist high of a normal sized individual be placed on the Capitol Complex close to the Bryant Boulder. The proposed boulder would have one word on it "Teacher", honoring Iowa's emphasis on education. Mr. Lane advised they had the funding for the boulder, preparations to move it and preparations to maintain it. At some point in the future, the group may return to the Commission with a proposal for a "bit of a platform treatment" around it. Mr. Lane advised they have filled out the Site Features Application and noted if this is not approved for the Capitol Complex, it will be at a school in West Des Moines. Chairman Oakley advised the Site Features Committee will review and bring back to the Commission.

Representative Watts asked the Site Features Committee, when reviewing applications, to make sure adequate drainage is included in the plan. Representative Watts advised there seemed to be water pooling around the Shattering Silence Monument

FY2012 Infrastructure Funding Requests

The department's draft Infrastructure Funding Requests and Five-Year Plan were discussed.

Mr. Ibsen advised every year DAS is responsible for putting together both a five year plan and a list of infrastructure offers (funding requests) for the next year. We are currently working on the plan and have rolled everything forward with the only changes being the Mercy Capitol Operations and Mercy Capitol Improvements; we are still working out those details. The other change from last year is the Central Energy Plant and Facilities Management Center additions were combined with the Fleet Fueling station with the idea of combining them. At this point we aren't sure how this is all going to come out so we put them in as two separate requests. Otherwise, just last year's list moved forward. We are required to submit this to the Department of Management by October 1. If you have any questions or comments, please contact Dean Ibsen.

Chairman Oakley advised that the Capitol Planning Commission's prioritization is frequently different from the DAS list since DAS has a broader responsibility. Scott Brown and his Committee were asked to review and come up with a suggested list of thing to be discussed at the October 20th meeting.

City Planning Issues

City planning activities in the vicinity of the Capitol Complex were reviewed.

Mr. Ibsen stated a couple months ago we went to the City and looked at work being done on the Market District which is south of the East Village and has been driven by the new Martin Luther King corridor. We thought what was going on was really interesting, very much relevant to what we are talking about with the Capitol, the Master Plan work that we have done so we have asked Erin Olson-Douglas to brief the Capitol Planning Committee on this. It was also noted Erin was very involved in the Master Plan.

Ms. Olson-Douglas gave a Power Point presentation of the "Market District of East Village Urban Design Study (copy attached to the minutes). The City has several things going on in this area that pushes doing the plan, especially the extension of Martin Luther King, Jr. Parkway across the river, the successes in the East Village, the Principal Riverwalk construction, possible relocation of the Federal Courthouse (local courthouse representatives have been working with the General Services Administration and our Federal contingent on the possibility of a new Federal Courthouse, as the current location is under-sized and inadequate in terms of security requirements), the awarding of federal funding for a rail plan and then the Capitol Master Plan. This was presented to the City Council in May and we will be looking at formal adoption of the Plan with our City Council later on this summer.

Goals for the area include: 1) Build on the strengths of the area, 2) Complement and foster the existing districts in the area and make connections to adjacent areas and neighborhoods, 3) Create a vibrant live, work, play district as an extension of the East Village, 4) Provide recreation and public space opportunities and amenities, 5) Create a mix of uses throughout the study area with a mix of urban building types, 6) Preserve historic buildings, 7) Infrastructure, 8) District-wide sustainable development plan using LEED-ND (Neighborhood Development) or other as a guide and 9) Identify a planning framework.

The study area: On the north is East Court Avenue, the River on the West and the south side of Martin Luther King, Jr. Parkway. At a meeting yesterday it was indicated that the Parkway should be open to East 9th at the end of the year, including the new bridge at the Des Moines River. This puts the Market District into the broader context of the downtown area. The Capitol Complex basically anchors the Northeast corner of this district.

We have been looking at re-zoning in the East Village area in the past year. It has currently been C-3, which is the zoning district that also regulates a large area of the central business district on the west side of the river. The zoning districts were put in place for the East Village at a time when we thought the East Village was wanting to be more of a counter-part to the west side of the river with taller more commercial oriented types of buildings. In the last decade we have really seen a character that has evolved much different from the west side of the river. We felt like the zoning regulation really wasn't appropriate. We began looking at different zoning for

something that would be a more appropriate match and have been working through the process in the past few months. The recommendation will go to the City Council next month. We believe the new zoning should be enacted in the East Village yet this year. Chairman Oakley noted the current Fleet Building would be a non-conforming building and because it is an auto-orientated type of repair uses that would not be allowed in the zoning district. The Historical Building is conforming and the Row House is actually outside of the district. The State “trumps” the City Zoning so therefore it becomes a non-issue. Ms. Olson-Douglas stated the re-zoning really had more to do with in-fill of vacant lots and wanting to get an appropriate level of density and with some of the edge pedestrian oriented types of development, we didn’t want drive-thru services and auto orientated types of physical development.

Erin noted a fair amount of this district is in large blocks of ownership and public hands. River front properties on either side of the bridge crossing have high significance as do the other properties along the river front. Views and corridors were discussed noting this was also in the Capitol Master Plan (view from Principal Park to the Capitol). When we take this plan to Council, we believe one of the action items will be a look at this district to see about extending the Capitol dominance overlay and/or preserving the view corridor.

Another action item is to re-activate the right-of-way of East Vine Street and then have the new railroad run along it. The right of way is in some type of lease structure currently. The active one is along Vine Street – the one to the north is not active; it is the extension off of the Fed Bridge – it still exists as a right-of-way and it is not built on and this is the one with the prime view back to the Judicial Building. We want the City Council’s support to investigate untangling the lease structure and trying to get it in the City’s hands in some fashion. There is some “rails to trails” programs that we would like to look into.

Molly Clause noted in 1993 during the flooding, a lot of these streets were flooded and asked about any flood planning for the area. Ms. Olson-Douglas advised the topography in this area is very flat; the 500-year flood plan actually covers a fair amount of the area and the East Village. Part of the area is controlled by the WRA (Water Reclamation Authority) and there is a fair amount of flood infrastructure that has been put in place since 1993 so we don’t believe that even in the case of a 1993 flood we would have the same outcome in the area as we had in 1993. Short answer – yes most of it is in the 500-year flood and we are still planning development.

Market Square – in this area we are trying to develop ideas around a year-round market that would occur here, some enclosed space and some outdoor space. We could have cooperation with the Court Avenue Farmer’s Market and develop this as a satellite or the interior portion of it; big picture thinking about the possibilities for a market in the area.

The plan is showing the idea of a median type of boulevard development on East Court Avenue, with the Capitol grounds anchoring the eastern side and the view to the Courthouse on the west side of Court Avenue that would make sense and be a dignified presence. Chairman Oakley noted the State has that in our Master Plan as well.

Other Business

With no further business – meeting adjourned.

Meeting adjourned at 12:00 Noon

Respectfully submitted,

Nancy Williams, DAS/GSE